

For immediate release. January 22nd, 2018

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Glendale Begins Push for Rent Stabilization

Glendale, CA – Today the Glendale Tenants Union took the first step in putting rent stabilization on the 2018 ballot by submitting its proposed **Community Stabilization and Fair Rent Act** to the City. The City now has 15 days to return an official summary, at which point the Glendale Tenants Union will begin the process of collecting the approximately 10,000 signatures needed to place the initiative on the November 2018 ballot.

Rent stabilization is a key element to achieving fair and stable rents for the citizens of Glendale. Rising rents are threatening our community's ability to stay in their homes. As Tenant Union member Victor Garcia said, "A rent stabilization ordinance will dramatically improve the quality of life of all Glendale residents, increasing our sense of security, safety, and shared community ownership."

Approximately two-thirds of households in the city rent, and, according to the city's own data, 59% of them are "burdened by housing overpayment," meaning that they pay over 30% of their income for rent.¹ This is on top of the 20,000 unit shortfall of affordable housing units. All while there is a large surplus of vacant luxury units.²

The proposed ordinance would cap rent increases at 4% per year and establish a Rent Board to oversee the implementation of the new ordinance as well as to ensure that both renters and landlords are treated fairly. For a more detailed summary please see below. The full text of the proposed ordinance is available at <http://GlendaleTenants.org/CSFR.pdf>.

The Glendale Tenants Union is an association of Glendale citizens that supports and advocates for renters rights. For more information please visit: <http://GlendaleTenants.org>.

[1] Glendale's "2014-2021 Housing Element of the General Plan".

<http://www.glendaleca.gov/home/showdocument?id=16995>

[2] "Discussion of Implementation of an Affordable Housing Strategy", December 5th, 2017.

http://www.ci.glendale.ca.us/government/council_packets/Reports_120517/CC_HA_Item1_120517.pdf

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*Detailed Summary of the proposed **Community Stabilization and Fair Rent Act**:*

Glendale does not currently regulate the amount of rent a landlord may charge. This ordinance would cap annual rent increases to 4%, establish an independent appointed Rent Board, and amend the existing Just Cause ordinance to eliminate protection exemption for renters in units that have signed a 1-year lease.

Certain types of rental units would be either fully or partially exempt from regulation under the measure, including hotels, motels, inns, and any rental unit currently exempted pursuant to existing state law.

The measure would set base rents for those rental units covered under the measure. The base rent would be set at the rent in effect on November 2018. If the tenancy began after this date, the base rent would be the rent charged upon initial occupancy. A landlord would be able to raise the rent annually by the percentage increase of the Consumer Price Index, though the annual rent increase would be capped at 4%.

If a landlord wishes to pay a tenant to move out of the unit, the landlord is required to provide the tenant with a notice detailing the tenants' rights under this measure and file a copy of the buyout agreement with the Rent Board.

The Rent Board will manage the implementation and administration of this measure. The Board will consist of five appointed members, no fewer than two of whom may be renters and no more than two landlords. Of the members who represent the renters, at least one must live in a unit priced below the median price for the city of Glendale. Of the members who represent landlords, only one may be a property developer. The Board will establish regulations, determine the allowable annual rent adjustment, hear individual rent adjustment petitions and go to court to enforce the measure. The Board would exercise its powers and duties independently from the City Council and City Attorney, except by request.

A landlord can file an Individual Rent Adjustment Petition with the Rental Housing Board to raise the rent more than the annual allowable increase if necessary to provide a fair return on the landlord's investment. The Board will consider details such as the cost of complying with legally mandated improvements, the unavoidable increases in maintenance and operating expenses, and the increased number of tenants in the rental unit. Rent could also be decreased if the landlord fails to maintain a habitable rental unit or charges unlawful rent. Both tenants and landlords can sue in court to challenge a Board's decision.

Landlords could not retaliate or harass their tenants for reporting violations of the measure, exercising tenants' rights, or participating in tenant organizations.